

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF SOUTH CAROLINA
COLUMBIA DIVISION

In Re:

Albert J. Sanders, Jr.

Debtor

Case No. **09-09094-dd**

Chapter 7

TO ALL CREDITORS AND PARTIES IN INTEREST:
NOTICE OF APPLICATION AND OPPORTUNITY FOR HEARING
CONCERNING SALE FREE AND CLEAR OF LIENS

YOU ARE HEREBY NOTIFIED that the Trustee in this case proposes to sell the property herein described free and clear of liens according to the terms and conditions stated below. A copy of the proposed order accompanies this notice below:

TYPE OF SALE: Private Sale

PROPERTY TO BE SOLD: .84 acres, more or less, at intersection of Broad Street and Main Steet, Gilbert, South Carolina (Parcels A and B on Survey of Town of Gilbert, prepared by Ralph O. Vanadore, dated December 16, 2010.)

OTHER TERMS: The Trustee will release all restrictions on said property including those imposed by instrument dated November 12, 2008, and recorded November 21, 2008, in Record Book 13257, Page 234.

SALES PRICE: \$18,750

APPRAISAL VALUE: \$25,000

NAME OF BUYER: Town of Gilbert, South Carolina

PLACE AND TIME OF SALE: Within 30 days of obtaining court approval.

SALES AGENT/AUCTIONEER/BROKER/ETC. None

COMPENSATION TO SALES AGENT/BROKER/ETC. None

ESTIMATED TRUSTEE'S COMPENSATION ON SALE: \$2625.00(Statutory Maximum)

LIENS/MORTGAGES/SECURITY INTERESTS ENCUMBERING PROPERTY: Trustee is aware of no liens, but if there are liens, property is sold subject to said liens. Estate to pay deed preparation, deed stamps, and pro rata taxes.

DEBTOR'S EXEMPTION: None

PROCEEDS ESTIMATED TO BE PAID TO ESTATE: \$18,750.

Any party objecting to the Trustee's sale must do so in writing and in accordance with Local Rule 9014. All objections should be filed with the Clerk of Court at 1100 Laurel Street Columbia SC 29201-2423, with a copy served on the Trustee at his address as shown below. A copy of the objection should also be served on the United States Trustee, Strom Thurmond Federal Building, 1835 Assembly Street, Suite 953, Columbia, SC 29201. All objections must be filed and served within twenty-one (21) days of the date of this notice shown below.

TAKE FURTHER NOTICE that no hearing will be held on this application unless a response, return and/or objection is timely filed and served, in which case, the Court will conduct a hearing on **July 5, 2011, at 9:00 AM** at the **United States Bankruptcy Court**, J. Bratton Davis U.S. Bankruptcy Courthouse, 1100 Laurel Street, Columbia, South Carolina 29201-2423. This sale is subject to a higher or better offer. Any person wishing to make a higher or better offer should submit said offer to the undersigned by no later than the last day for objecting to the trustee's proposed sale.

The Trustee may seek sanctions or other similar relief against any party filing a spurious objection to this notice.

Dated: June 3, 2011
Rock Hill, South Carolina

/s/W. Ryan Hovis
W. Ryan Hovis, Trustee
Federal ID 1962
Post Office Box 10269
Rock Hill, South Carolina 29731-00269
(803) 366-1916

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF SOUTH CAROLINA
COLUMBIA DIVISION

In Re:

Albert J. Sanders, Jr.

Debtor

Case No. **09-09094-dd**

Chapter 7

The undersigned, W. Ryan Hovis, hereby states that he mailed the within NOTICE OF APPLICATION AND OPPORTUNITY FOR HEARING CONCERNING SALE FREE AND CLEAR OF LIENS to the parties as shown in the attachment hereto, by depositing same in the Post Office, postage prepaid, at Rock Hill, South Carolina, where there is regular communication by mail, and that same was mailed postage prepaid on June 3, 2011

/s/W. Ryan Hovis

June 3, 2011

Aurora Loan Services, LLC, is also
2617 College Park
Scottsbluff, NE 69361-2294BAC Home Loans Servicing, LP
c/o Polk, Prober & Raphael
20750 Ventura Blvd. #100
Woodland Hills, Ca 91364-6207Case 09-09094-dd
District of South Carolina
Columbia
Thu Jun 2 11:05:21 EDT 2011(p)BB AND T
PO BOX 1847
WILSON NC 27894-1847Carolina First Bank
c/o Rogers Townsend & Thomas, PC
Post Office Box 100200
Columbia, SC 29202-3200LEXINGTON COUNTY TREASURER
212 S LAKE DR
LEXINGTON, SC 29072-3499One West Bank, FSB
1587 Northeast Expressway
Atlanta, GA 30329-2401Real Time Resolution, Inc.
1750 Regal Row, Ste 120
PO Box 36655
Dallas, TX 75235-1655Roundup Funding, LLC
MS 550
PO Box 91121
Seattle, WA 98111-9221South Carolina Bank and Trust, N.A.
c/o Grimsley Law Firm, LLC
PO Box 11682
Columbia, SC 29211-1682US Bankruptcy Court
Attn: Systems
1100 Laurel Street
Columbia, SC 29201-2423(p)WACHOVIA BANK NA
PO BOX 13765
ROANOKE VA 24037-3765J. Bratton Davis United States
Bankruptcy Courthouse
1100 Laurel Street
Columbia, SC 29201-2423(p)ADVANTA
700 DRESHER RD
HORSHAM PA 19044-2206ALLIED INTERSTATE INC
PO BOX 361774
COLUMBUS OH 43236-1774AMCOL SYSTEMS INC
AKA LEXINGTON MEDICAL CENTER
PO BOX 21625
COLUMBIA SC 29221-1625AMERICAN EXPRESS
PO BOX 650448
DALLAS TX 75265-0448ATLANTA LAW GROUP PC
AKA AT&T
PO BOX 468569
ATLANTA GA 31146-8569Advanta Bank Corp
c/o Becket and Lee LLP
POB 3001
Malvern PA 19355-0701American Express Bank FSB
c/o Becket and Lee LLP
POB 3001
Malvern PA 19355-0701Aurora Loan Service
PO Box 1706
Scottsbluff NE 69363-1706BAC Home Loans Servicing, LP
1757 Tapo Canyon Road
Simi Valley, CA 93063-3390
Mail Code CA6-913-01-01BANK LOAN
ADVANTA BUSINESS CARDS
PO BOX 8088
PHILADELPHIA PA 19101-8088BANK LOAN
AMERICAN EXPRESS
PO BOX 650448
DALLAS TX 75265-0448BANK LOAN
BANK OF AMERICA
BUSINESS CARD
PO BOX 15710
WILMINGTON DE 19886-5710BANK LOAN
BANK OF AMERICA
PO BOX 15102
WILMINGTON DE 19886-5102BANK LOAN
BANK OF AMERICA
PO BOX 15726
WILMINGTON DE 19886-5726BANK LOAN
BANK OF AMERICA
PO BOX 15726
WILMINGTON NC 27894-0200BANK LOAN
BB&T
PO BOX 200
WILSON NC 27894-0200BANK LOAN
BB&T FINANCIAL FSB
PO BOX 580-435
CHARLOTTE NC 28258-0435

BANK LOAN
CAPITAL ONE BANK
PO BOX 71083
CHARLOTTE NC 28272-1083

BANK LOAN
CHASE
CARDMEMBER SERVICE
PO BOX 15153
WILMINGTON DE 19886-5153

BANK LOAN
FIRST EQUITY CARD CORP
PO BOX 23029
COLUMBUS GA 31902-3029

BANK LOAN
STATE CREDIT UNION
PO BOX 726
COLUMBIA SC 29202-0726

BANK LOAN
WELLS FARGO
PAYMENT REMITTANCE CENTER
PO BOX 6426
CARP STREA O 60197-6426

BANK OF AMERICA
BUSINESS CARD
PO BOX 15710
WILMINGTON DE 19886-5710

BANK OF AMERICA
PO BOX 15102
WILMINGTON DE 19886-5102

BANK OF AMERICA
PO BOX 15726
WILMINGTON DE 19886-5726

BANK OF AMERICA
PO BOX 15726
WILMINGTON NC 19886-5726

BB&T
PO BOX 580048
CHARLOTTE NC 28258-0048

BB&T
PO BOX 580050
CHARLOTTE NC 28258-0050

BB&T
PO BOX 580048
CHARLOTTE NC 28258-0048

BB&T FINANCIAL FSB
PO BOX 580-435
CHARLOTTE NC 28258-0435

BP
PO BOX 70887
CHARLOTTE NC 28272-0887

Bank of America
PO Box 5170
Simi Valley CA 93062-5170

Bank of America Servicing, LP
c/o BAC Home Loans Servicing, LP
1757 Tapo Canyon Road
Mail Stop:CA6-913-LB-11
Simi Valley, CA 93063-3390

CAPITAL MANAGEMENT SERVICES LP
726 EXCHANGE STREET STE 700
BUFFALO NY 14210-1464

CAPITAL ONE BANK
PO BOX 71083
CHARLOTTE NC 28272-1083

CAPITAL ONE BANK USA, N.A.
BY AMERICAN INFOSOURCE LP AS AGENT
PO Box 71083
Charlotte, NC 28272-1083

CAROLINA FIRST
PO BOX 100201
COLUMBIA SC 29202-3201

CHASE
CARDMEMBER SERVICE
PO BOX 15153
WILMINGTON DE 19886-5153

CREDITORS FINANCIAL GROUP LLC
3131 SOUTH VAUGHN WAY STE 110
AURORA CO 80014-3501

CREDITORS FINANCIAL GROUP LLC
PO BOX 440290
AURORA CO 80044-1500

Chase Bank USA, N.A.
PO Box 15145
Wilmington, DE 19850-5145

FIRST EQUITY CARD CORP
PO BOX 23029
COLUMBUS GA 31902-3029

FIRST PALMETTO
PO BOX 430
CAMDEN SC 29021-0430

FIRSTSOURCE ADVANTAGE LLC
PO BOX 628
BUFFALO NY 14240-0628

FREDERICK J HANNA & ASSOCIATES PC
1427 ROSWELL ROAD
MARIETTA GA 30062-3668

First Equity Card
c/o Creditors Bankruptcy Service
P.O.Box 740933
Dallas, TX 75374-0933

INDYMAC
PO BOX 2971
PHOENIX AZ 85062-2971

Kenneth Matthews
Attorney At Law
1331 Luarel Street
Columbia SC 29201-2513

LAMONT HANLEY & ASSOCIATES INC
THE HARTFORD
PO BOX 179
MANCHESTER NH 03105-0179

LEXINGTON COUNTY TREASURER
212 SOUTH LAKE DRIVE
LEXINGTON, SC 29072-3499

LOWES
PO BOX 530970
ATLANTA GA 30353-0970

MAGIC TOUCH ENTERPRISES
836 SOX STREET
WEST COLUMBIA SC 29169-5028

NATIONWIDE CREDIT INC
PO BOX 740640
ATLANTA GA 30374-0640

NORTHSTAR LOCATION SERVICES LLC
ATTENTION FINANCIAL SERVICES DEPTMENT
4285 GENESEE ST
CHEEKTOWAGA NY 14225-1943

NORTHSTAR LOCATION SERVICES LLC
ATTENTION: FINANCIAL SERVICES DEPTMENT
4285 GENESEE ST
CHEEKTOWAGA NY 14225-1943

OSWALD LUMBER INC
PO BOX 3129
BATESBURG LWWNSVILLE SC 29070-1129

OSWALD WHOLESALE LUMBER INC
ROBERT M COOK II ESQ
PO BOX 2559
BATESBURG-LEESVILLE SC 29070-0559

Office of the U. S. Trustee
1835 Assembly Street, Suite 953
Columbia, SC 29201-2448

One West Bank, FSB
888 East Walnut Street
Pasadena, CA 91101-1802

OneWest Bank, FSB
Attn: Cashiering Dept.
6900 Beatrice Drive
Kalamazoo, MI 49009-9559

PASCON LLC
2111 TWO NOTCH ROAD
LEXINGTON SC 29072-8993

PENTAGROUP FINANCIAL LLC
PO BOX 742209
HOUSTON TX 77274-2209

PRIMARY FINANCIAL SERVICES
3115 NORTH 3RD AVE STE 112
PHOENIX ARIZONA 85013-4359

PRIMARY FINANCIAL SERVICES
3115 NORTH 3RD AVENUE STE 112
PHOENIX AZ 85013-4359

PROFESSIONAL BUREAU COLLECTIONS OF MARYLAND
PO BOX 4157
GREENWOOD VILLAGE CO 80155-4157

(p)REAL TIME RESOLUTIONS INC
PO BOX 36655
DALLAS TX 75235-1655

S.C. State Federal Credit Union
Attn: Sandra Hutto
P. O. Box 726
Columbia, SC 29202-0726

SCB&T
PO BOX 100115
COLUMBIA SC 29202-3115

SCB&T
PO Box 2486
Orangeburg SC 29116-2486

SHELL FLEET
PO BOX 183019
COLUMBUS OH 43218-3019

SMITH DEBNAM
ATTORNEYS AT LAW
PO BOX 26268
RALEIGH NC 27611-6268

STATE CREDIT UNION
LINE OF CREDIT
PO BOX 726
COLUMBIA SC 29202-0726

STATE CREDIT UNION
VISA
PO BOX 96099
CHARLOTTE NC 28296-0099

THREE FOUNTAINS ACE HARDWARE
2930 EMANUEL CHURCH ROAD
WEST COLUMBIA SC 29170-3010

TRADE DEBT
BP
PO BOX 70887
CHARLOTTE NC 28272-0887

Case 09-09094-dd Doc 261 Filed 06/05/11 Entered 06/05/11 13:49:00 Desc Main

TRADE DEBT
Document Page 7 of 10
LOWES
PO BOX 530970
ATLANTA GA 30353-0970

TRADE DEBT
SHELL FLEET
PO BOX 183019
COLUMBUS OH 43218-3019

WACHOVIA
PO BOX 50010
ROANOKE VA 24040-5010

WELLS FARGO
PAYMENT REMITTANCE CENTER
PO BOX 6426
CARP STREA O 60197-6426

Wachovia Bank, N. A.
P.O. Box 13765-R4057-01P
Roanoke, Va. 24037-3765

Wells Fargo Bank, N.A.
BDD Bankruptcy Dept, MAC S4101-08C
100 W. Washington Street
Phoenix, AZ 85003-1805

Albert J. Sanders Jr.
131 E Chateau Drive
West Columbia, SC 29170-4203

Reid B. Smith
Price Bird Smith & Boulware PA
1712 St Julian Place, Suite 102
Columbia, SC 29204-2447

Reid B. Smith
Price, Bird, Smith and Boulware, PA
1712 Saint Julian Place, Suite 102
Columbia, SC 29204-2447

US Trustee's Office
Strom Thurmond Federal Building
1835 Assemby St.
Suite 953
Columbia, SC 29201-2448

W. Ryan Hovis
P.O. Box 10269
Rock Hill, SC 29731-0269

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Branch Banking and Trust Company
Post Office Box 1847
Wilson, NC 27894

Wachovia Bank, N.A., isaaoa
PO Box 13765, VA 7359
Roanoke, VA 24037-3765

ADVANTA BUSINESS CARDS
PO BOX 8088
PHILADELPHIA PA 19101

(d)BB&T
CONSTANT CREDIT
PO BOX 200
WILSON NC 27894-0200

(d)BB&T
PO Box 2306
Wilson NC 27894

(d)BB&T Bankruptcy
P.O. Box 1847
Wilson, NC 27894

(d)BB&T Bankruptcy
PO Box 1847
Wilson, NC 27894-1847

Real Time Resolutions, Inc.
1750 Regal Row Suite 120
PO Box 36655
Dallas Texas 75235

(d)WACHOVIA
PO BOX 530554
ATLANTA GA 30353

(d)WACHOVIA
PO BOX 96074
CHARLOTTE NC 28296

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Wells Fargo Bank, NA

(u)AT&T

(d)Aurora Loan Services, LLC, isaoa
2617 College Park
Scottsbluff NE 69361-2294

(u)BANK LOAN
BANK OF AMERICA
BUSINESS CARD
PO BOX 15710

(u)BANK OF AMERICA
BUSINESS CARD
PO BOX 15710

(d)FIRST PALMETTO
PO BOX 430
CAMDEN SC 29021-0430

(u)LEXINGTON MEDICAL CENTER

(d)Roundup Funding, LLC
MS 550
PO Box 91121
Seattle, WA 98111-9221

(d)SMITH DEBNAM ATTORNEYS AT LAW
PO BOX 26268
RALEIGH NC 27611-6268

(d)Reid B. Smith
Price Bird Smith & Boulware PA
1712 St Julian Place, Suite 102
Columbia, SC 29204-2447

End of Label Matrix	
Mailable recipients	101
Bypassed recipients	13
Total	114

**U.S. BANKRUPTCY COURT
District of South Carolina**

Case Number: **09-09094-dd**

ORDER AUTHORIZING SALE OF ASSET FREE AND CLEAR OF LIENS

The relief set forth on the following pages, for a total of 2 pages including this page, is hereby **ORDERED**.

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF SOUTH CAROLINA
COLUMBIA DIVISION**

In Re:

Albert J. Sanders, Jr.

Debtor

Case No. **09-09094-dd**

Chapter 7

ORDER AUTHORIZING SALE OF ASSET FREE AND CLEAR OF LIENS

This matter comes before the court on the Notice of Sale of the Trustee, W. Ryan Hovis, for authority to sell the estate's interest in the following assets at private sale:

.84 acres, more or less, at intersection of Broad Street and Main Street, Gilbert, South Carolina (Parcels A and B on Survey of Town of Gilbert, prepared by Ralph O. Vanadore, dated December 16, 2010.)

The Trustee has informed the court that all parties in interest have been notified of his intention to sell said property, and that no objection has been received by him or filed by any party to the proposed sale. The Trustee has represented to the court that such sale is in the best interest of creditors of the estate. The Trustee also has informed the court that there are no known liens on said property, but that property is being sold subject to any such liens. It is therefore,

ORDERED, ADJUDGED, AND DECREED, that the Trustee is authorized to sell and convey the estate's interest in the above described assets, free and clear of liens, at private sale to the Town of Gilbert, South Carolina for the purchase price of \$18,750.00.